

Peebles

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Offers Over £110,000

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**11 Craigside Church, Buccleuch Street, Innerleithen, EH44
6LD**



A characterful one-bedroom second-floor apartment forming part of an attractive converted former church, originally dating from circa 1850.

Offering approximately 47m² or thereby of well-proportioned accommodation, the property combines the character and individuality of a historic building with practical modern living. The traditional solid-stone construction and former church heritage give the development a distinctive appeal, with just thirteen residential properties within the building.

The accommodation is thoughtfully arranged, with a generous living/dining area and well-proportioned bedroom, making this an appealing choice for first-time buyers, downsizers, professionals or investors looking for a character property in the Scottish Borders.

The property further benefits from communal garden grounds and communal parking, adding to its practicality and appeal. Situated within an established residential area of Innerleithen, local amenities and facilities are readily accessible, while the surrounding area offers excellent opportunities to enjoy the countryside and attractions of the wider Scottish Borders.

Accommodation

GROUND FLOOR

- * Communal entrance, hallway and stairs

TOP FLOOR

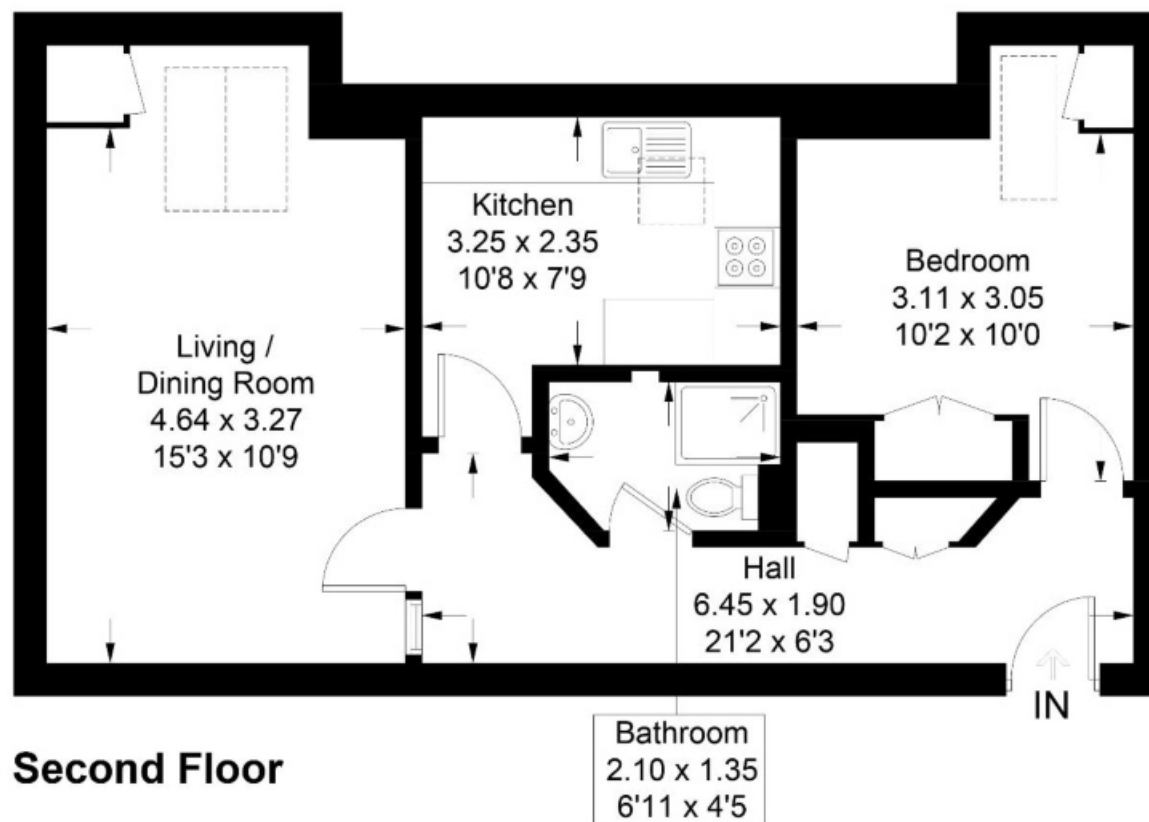
- * Main door
- * Spacious living/ dining room
- * Kitchen with integrated oven, hob and extractor hood
- * Double bedroom with fitted wardrobes
- * Shower room

ADDITIONAL INFORMATION

- * Double glazing
- * Electric heating
- * Additional storage space within the attic
- * Communal garden grounds
- * Resident's parking

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Approximate Gross Internal Area = 50.7 sq m / 546 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335211)

Situation

The town of Innerleithen is located within the scenic Tweed Valley giving the town a country feel. It provides a wide range of amenities including independent shops, supermarket and health centre. The local Primary School also provides nursery education and highly regarded secondary schooling is available in nearby Peebles. Pleasant river, woodland and hill walks are close at hand and there is a new cycle path linking Innerleithen with Peebles and Walkerburn. The town is also a renowned mountain biking centre with competitive downhill courses and forest trails, a nine hole golf course is located on the edge of the town with Cardrona championship golf course a mere 4 miles away.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains electricity, water and drainage.

EPC

Band C

Council Tax

Band A

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

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